

**TOWN&COUNTRY**  
ESTATES



**Pintail Way, Westbury, Wiltshire BA13 3XP**

**Offers Over £210,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

## DESCRIPTION

**NO ONWARD CHAIN** - A well presented two bedroom end of terrace home, found within a small cul de sac, on the popular Bitham Park development. The accommodation comprises an entrance porch, lounge, kitchen, dining room, two bedrooms and bathroom. Further benefits include uPVC double glazing, gas central heating, an enclosed rear garden and driveway parking for two cars.

## ENTRANCE PORCH

You enter through a uPVC double glazed door into the porch, with a uPVC double glazed window to the front and a door to the lounge.

## LOUNGE

The living space has a uPVC double glazed window to the front, radiator, a door to the kitchen/dining room and stairs to the first floor.

## KITCHEN/DINING ROOM

There is a uPVC double glazed window overlooking the rear garden, a range of matching wall, base and draw units, an inset stainless steel sink with mixer tap and rolled top worksurfaces, built-in oven, inset ceramic hob, plumbing for a washing machine, space for a fridge freezer, wood effect flooring, radiator, a wall mounted gas boiler and a glazed uPVC door to the rear garden.

## FIRST FLOOR LANDING

The first floor landing provides access to all first floor rooms.

## BEDROOM ONE

Bedroom one has a uPVC double glazed window to the front and a radiator.

## BEDROOM TWO

Bedroom two has a uPVC double glazed window to the rear, airing cupboard and a radiator.

## BATHROOM

The well presented bathroom has an obscure uPVC double glazed window to the rear, a panelled bath with electric shower over, a dual flush WC, a pedestal basin with chrome mixer tap and tiled splashbacks.

## EXTERIOR



## FRONT

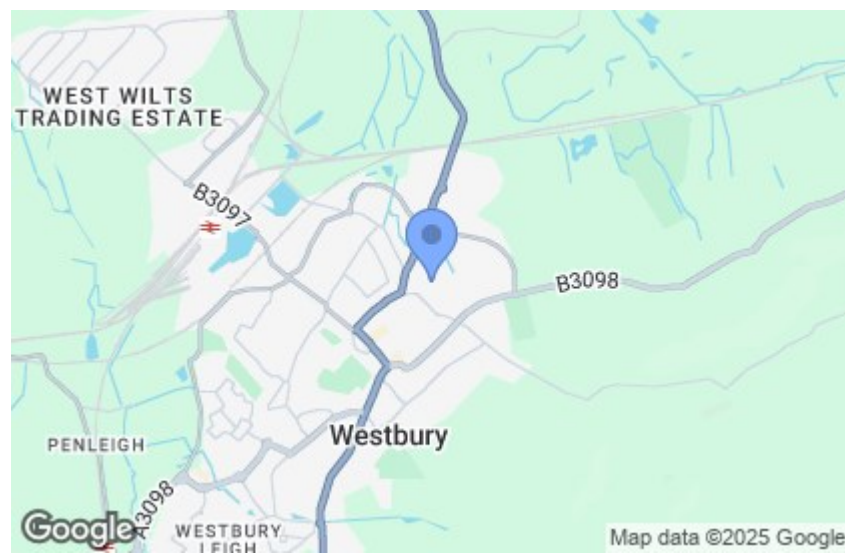
The front of the property has been laid to low maintenance and attractive stone chippings, with driveway parking to the side for two cars and gated access to the rear garden.

## REAR GARDEN

With a patio entertaining space directly from the rear of the house, lawn and a gravelled path leading to a further paved area, ideal for a table and chairs.

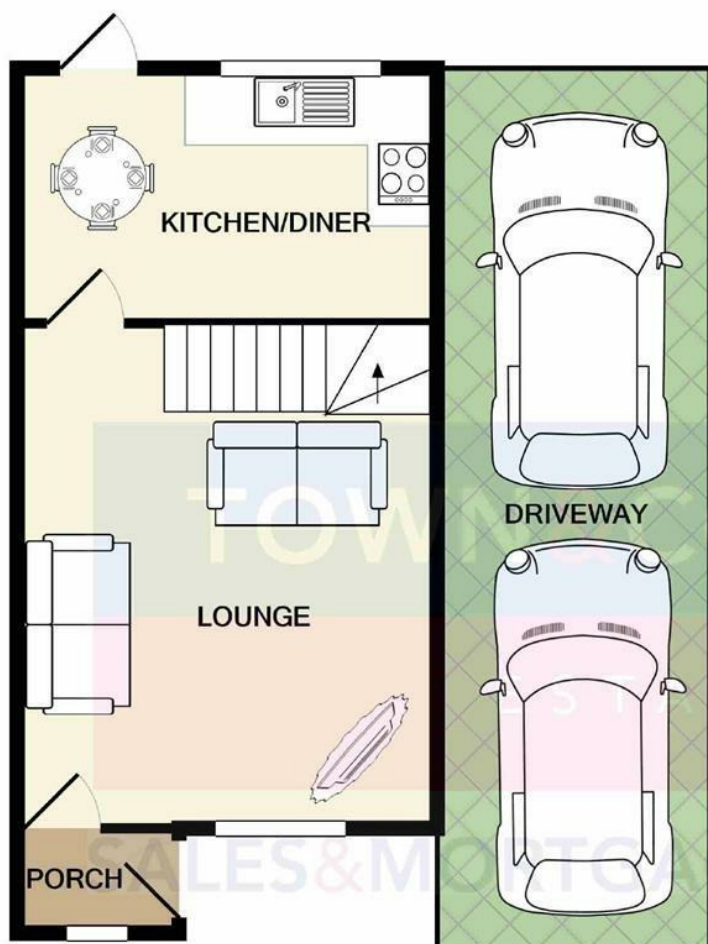
## ADDITIONAL INFORMATION

Council Tax Band - B

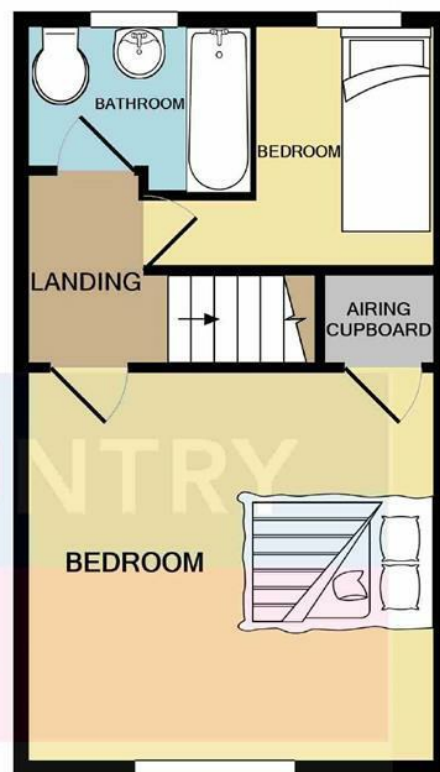








GROUND FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)

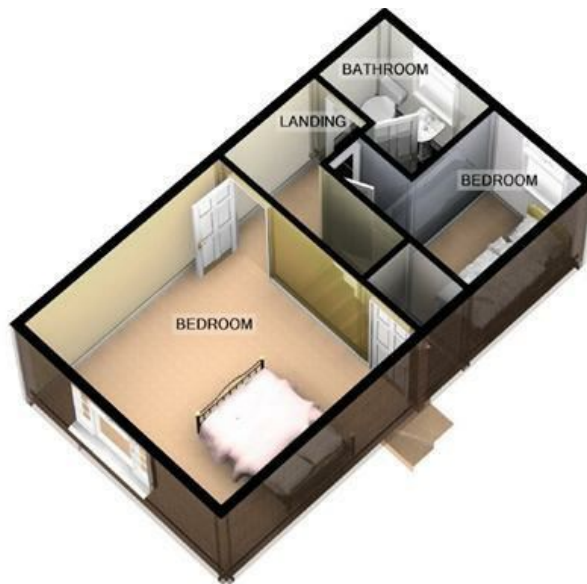


1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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